

Contract Variation – Design Consultancy Services for the Sydney Town Hall Façade Conservation Project

File No: X013339

Summary

Sydney Town Hall Façade Conservation Stage 3 works represents the final stage of a broader external conservation project. Previously delivered conservation works included the Clock Tower (Stage 1) and a portion of the Façade Conservation (Stage 2), which included the east and north facades and part of the south façade, and east facade lighting replacement (George Street facing).

Works for Stage 3 are focused on the southern, western and clerestory facades, roofs, northern stairs, the vestibule dome and clerestory stained glass to the Centennial Hall. The planned conservation works include masonry, joinery, roof works, seismic bracing and stained glass window refurbishment.

Jackson Teece Chesterman Willis Pty Ltd (Jackson Teece) were originally engaged to provide heritage architectural consultancy services for the Sydney Town Hall Façade Conservation Project Stage 2 and 3 in June 2012. The works were split into Stage 2 and Stage 3 to align with the City's 10 year Capital Works program and to minimise impacts of ongoing construction on Sydney Town Hall visitors and community.

The City is now in a position to commence delivery of Stage 3 works. Through negotiations with Jackson Teece, a revised fee to complete the delivery of Stage 3 has been agreed in principle which would be subject to a Deed of Variation to the existing contract. The revised fee provides for inflation and changes to the scope.

Recommendation

It is resolved that:

- (A) Council approve the variation to the existing Jackson Teece Head Consultant contract;
- (B) authority be delegated to the Chief Executive Officer to finalise negotiations and enter into any documentation required to give effect to the variation in accordance with the terms of this report;
- (C) Council approve increased contingency value for the existing Head Consultant contract to cover additional services as described in Confidential Attachment A to the subject report; and
- (D) Council note the financial implications detailed in Confidential Attachment A to the subject report.

Attachments

Attachment A. Financial Implications (Confidential)

Background

1. Sydney Town Hall Façade Conservation Stage 3 works represents the final stage of a broader external conservation project. Previously delivered conservation works included the Clock Tower (Stage 1) in 2012-2014, and a portion of the Façade Conservation (Stage 2) in 2013-2015, which included the east and north facades and a portion of the south façade, and east facade lighting replacement (George Street facing).
2. Works for Stage 3 are focused on the southern, western and clerestory facades, roofs northern stairs, the vestibule dome and clerestory stained glass to the Centennial Hall. The planned conservation works include masonry, joinery, roof works, seismic bracing, and stained glass window refurbishment.
3. In June 2012, Council endorsed a tender for Jackson Teece Architects for heritage architect consultancy services for the Sydney Town Hall Façade Conservation works for Stages 2 and 3. This included consultant disciplines of Structural and Hydraulic Engineering, Masonry, Stained Glass, Hazardous Materials and Lighting.
4. To align with the City's ten year Capital Works program and to minimise impacts of ongoing construction on Sydney Town Hall visitors and community, Stage 2 and Stage 3 construction works were split with Stage 3, commencing five years after Stage 2 completion. The design documentation for Stages 2 and 3 were finalised together.
5. The tender documentation for Stage 3 scope of works will be split into two separate construction packages (Façade and Stained Glass) suitable for tendering.
6. In early negotiations with Jackson Teece, additional consultancy costs have been identified relating to inflation and changes in scope. Additional costs have also been identified as a result of:
 - (a) changes in proposed procurement and delivery of works which requires splitting the documentation into two separate tender packages for facades and stained glass windows respectively which incurs additional services;
 - (b) further resolution of stained glass window repair scope and methodology to undertake these repairs, noting that the requirements were not fully known at the original time of tender; and
 - (c) review of the previous work to ensure any new items (i.e. further deterioration over time) are captured and included in this final stage of Sydney Town Hall façade conservation.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

7. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This report is aligned with the following strategic directions and objectives:

- (a) Direction 5 - A Lively and Engaging City Centre - Sydney Town Hall is the city's most popular central meeting place and the stage for many of Sydney's public civic events.
- (b) Direction 7 - A Cultural and Creative City - Sydney Town Hall is the largest and most ornate late 19th century civic building in Australia. This project seeks to preserve a building of exceptional heritage significance so that it may be enjoyed for future generations to come.

Organisational Impact

- 8. While the project itself may have organisational impact, the consultancy services are not expected to have an organisational impact.

Risks

- 9. Specific risks regarding the re-commencement of these consultancy services are:
 - (a) ensuring that the consultant delivers services in the required timeframe. The consultant has confirmed they can deliver within the expected timeframes; and
 - (b) potential variations relating to unresolved or unforeseen scope, which would have a cost impact. The expected scope and potential additional works that may be required have been clearly defined and discussed with the consultant.

Budget Implications

- 10. Subject to approval of the Scoping Report for Façade Conservation Stage 3 works, there are sufficient funds allocated for this project within the current year's capital works budget and future year's estimates. Refer to Confidential Attachment A for further details.

Relevant Legislation

- 11. Local Government Act 1993.
- 12. Attachment A contains confidential commercial information of the tenderers and details of Council's tender evaluation and contingencies which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
- 13. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

Critical Dates / Time Frames

14. Re-commencement of design consultants is expected in January 2019.
15. Completion of the For Tender design and Request for Tender documents is expected in May 2019.
16. Council approval to appoint contractors is anticipated in September 2019.
17. Stage 3 is expected to commence construction in late 2019.
18. Construction duration of the facades is expected to take approximately two years.
19. Construction duration of the stained glass is expected to take approximately four to five years.

Options

20. Option to terminate Jackson Teece's contract and retender the project for the remaining Stage 3 design consultancy services. This option is not recommended as the consultant has performed well on previous Stage 2 works and has in-depth project knowledge and experience which would be lost if the contract were terminated. If the project was retendered, the project program would extend by four to six months, there would be additional project overhead costs.

Public Consultation

21. Public Consultation and consultation of stakeholders has been undertaken throughout the course of the project and will be ongoing. However, no consultation has been required specifically in relation to the consultancy services.

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